

Tres Suenos Unit Sixteen

City of El Paso — City Plan Commission — 9/20/2018

SUSU18-00072 — Major Preliminary (REVISED)



STAFF CONTACT: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

PROPERTY OWNER: JNC Development

REPRESENTATIVE: CEA Group

LOCATION: North of Montana and East of Rich Beem, District 5

ACREAGE: 8.90

VESTED: Yes

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST:

- ~~1. Modification to allow a 60' ROW.~~
- ~~2. Modification to allow a 52' ROW.~~
- ~~3. To allow street names in excess of 13 characters.~~
- ~~4. To waive double frontage lots to be landscaped.~~

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval with conditions.

SUMMARY OF REQUEST: The applicant proposes to subdivide 8.90 acres of land into 59 single-family residential lots. The proposed subdivision lies within the Tres Suenos Land Study, which was approved on March 22, 2006. Access to the proposed subdivision will be provided via Mark Avizo.

SUMMARY OF RECOMMENDATION: Planning staff recommends **APPROVAL** of Tres Suenos Unit Sixteen on a Major Preliminary basis subject to the following conditions:

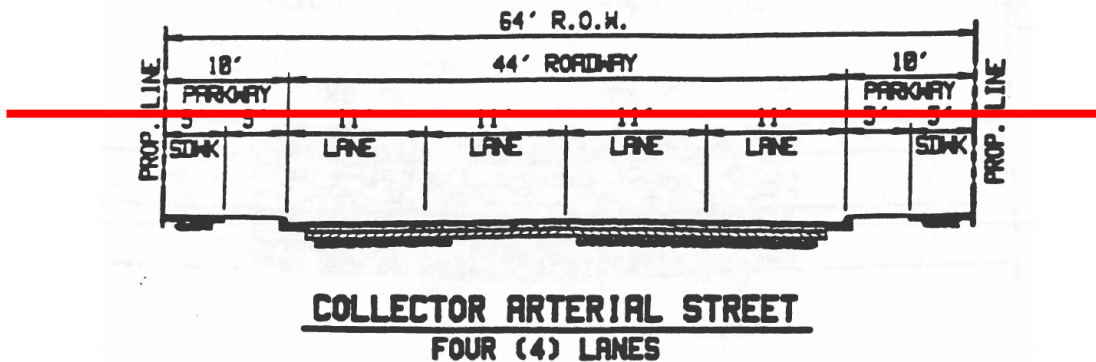
- That prior to recording of this plat, the subdivision improvements for Tres Suenos Unit Twenty be completed and installed in order to have adequate access.
- ~~Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.~~



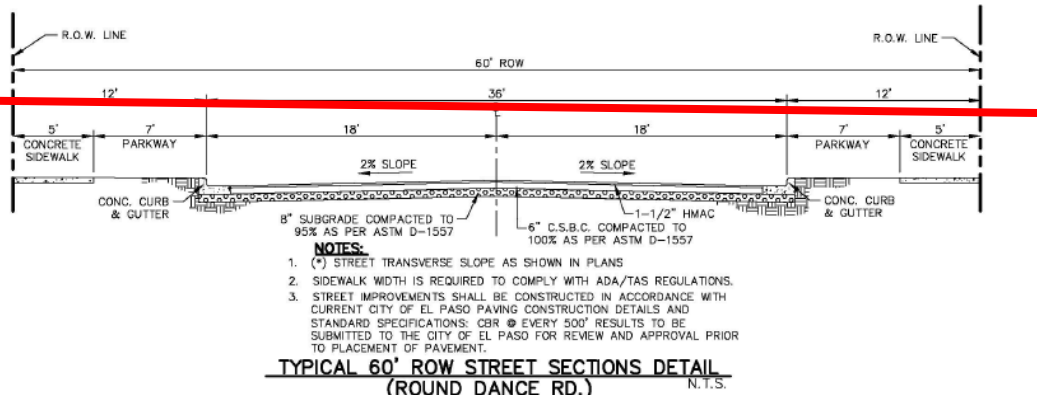
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

- To allow a 60' ROW with 36' of pavement, 7' landscape and 5' sidewalk.

REQUIRED

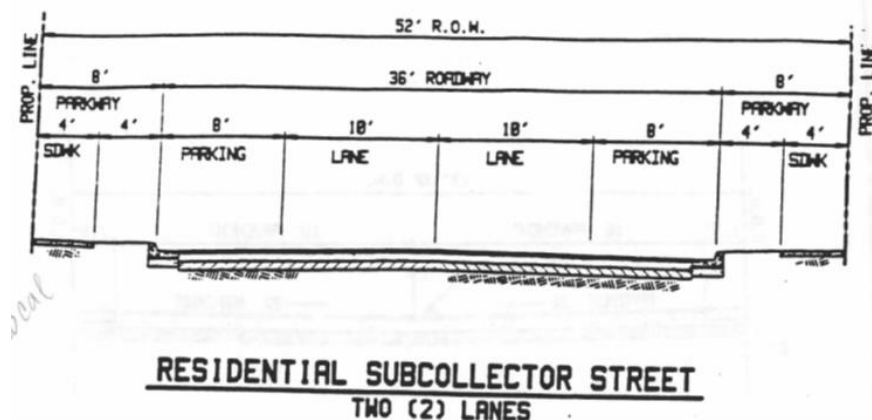


PROPOSED

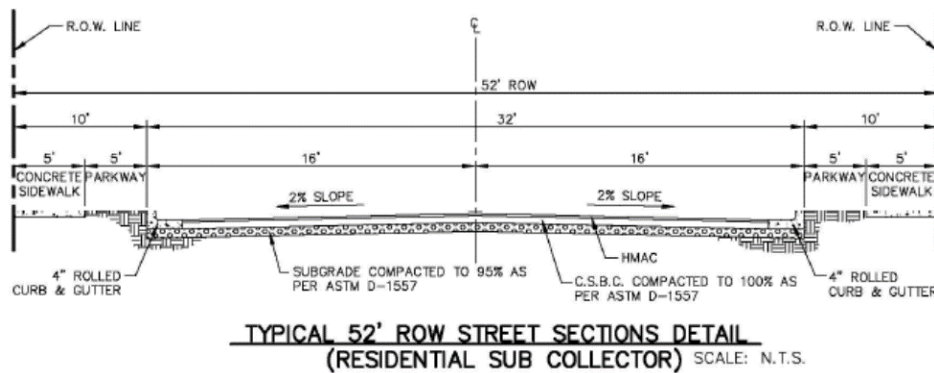


- To allow a 52' ROW with 32' of pavement, 5' landscape and 5' sidewalk.

REQUIRED



PROPOSED



The applicant does meet the following criteria under Section 19.04.170.A2-A3 (Modifications of conditions) for requesting exceptions. The section reads as follows:

Section 19.04.170.A2-A3

2. Because of the particular physical surrounding, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or
3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

- Per Section 19.16.040.A.2.d, to allow street names in excess of 13 characters for the following streets:
 - ~~Josephina Santillana~~ ~~Maria Josephina Santillana~~
 - Ericka Santillana
 - Carlo Alvarado
 - Luciana Alvarado
- ~~Per Section 19.16.080.D, to waive double frontage lots to be landscaped along Block 1, lots abutting Round Dance.~~

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	A park is proposed adjacent to the proposed subdivision.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is developing streets that connect to proposed streets.

NEIGHBORHOOD CHARACTER: Subject property is zoned P-R 1 (Planned Residential District 1) and is currently vacant. Properties adjacent to the subject property are zoned P-R 1 (Planned Residential District 1) and the rest lie within the ETJ. Surrounding land uses are residential. The nearest school is Purple Heart Elementary (.41 miles). The nearest park is Eastside Regional (.55 miles). In addition, a park is proposed adjacent to the proposed subdivision. This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Planning staff recommends **APPROVAL** of Tres Sueños Unit Sixteen on a Major Preliminary basis subject to the following conditions:

- That prior to recording of this plat, the subdivision improvements for Tres Sueños Unit Twenty be completed and installed in order to have adequate access.
- ~~Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.~~

PLAT EXPIRATION:

This application will expire on **March 20, 2019**. Failure to submit the final plat within the specified date, or within an approved six-month extension period, shall require the total resubmission of the preliminary subdivision application which shall be subject to the then existing subdivision regulations.

ATTACHMENTS:

1. Location Map
2. Preliminary plat
3. Modification request
4. Application
5. Department Comments

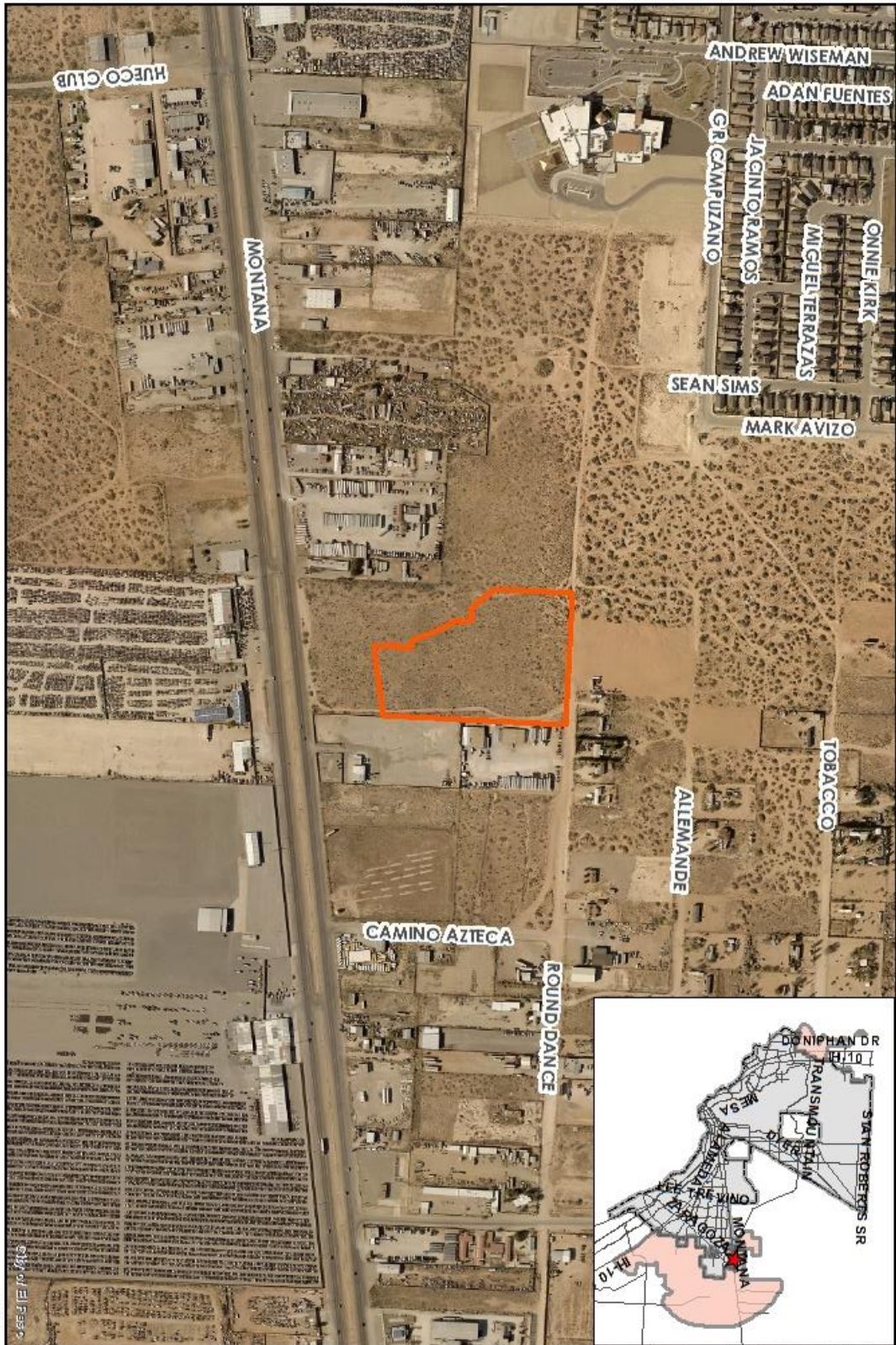
ATTACHMENT 1

This map is designed to illustrate the location of the proposed development. The location of the proposed development is shown in orange. The location of the proposed development is shown in orange. The location of the proposed development is shown in orange.



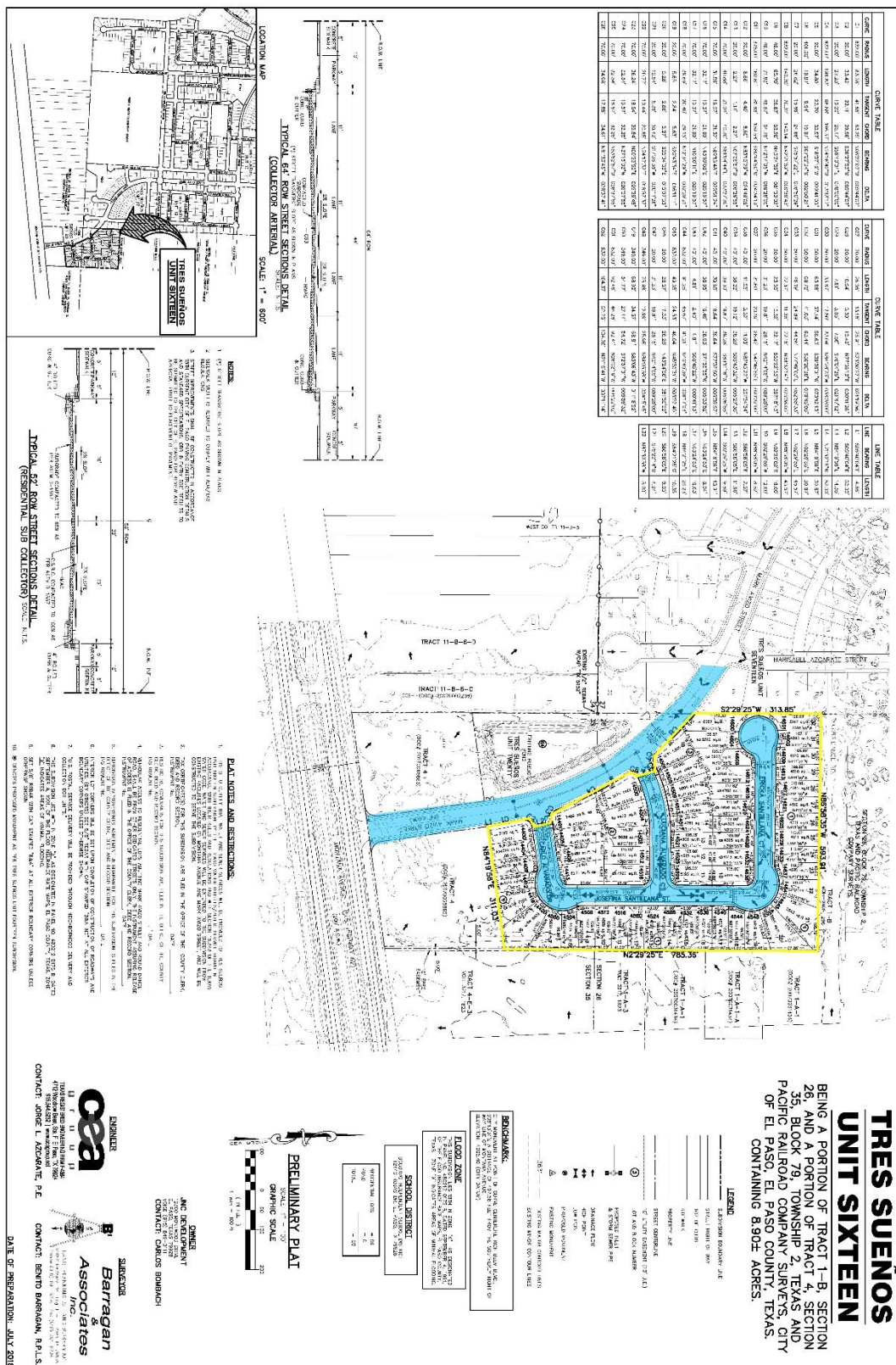
TRES SUEÑOS UNIT SIXTEEN

0 205 410 820 1,230 1,640 Feet



TRES SUEÑOS UNIT SIXTEEN

ATTACHMENT 2



ATTACHMENT 3



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

September 20, 2018

City of El Paso-Planning & Inspection Department
801 Texas Ave.
El Paso, TX. 79901

Attention: Mr. Nelson Ortiz
Lead Subdivision Planner

Reference: Tres Sueños Unit Sixteen – Modification Letter-(REVISED)

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 52-foot Roadway

A modification request for Chapter 19.16.020.B.1a.(4) shall consist of a 52 foot roadway cross-sections with (2) 16-foot paved driving lanes with 4-inch rolled curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted subdivisions in the area.

Modification No. 2: Street Name Length

A modification request for Chapter 19.16.040.A.2.d. is to allow street names in excess of 13 characters for the following streets:

- Josephina Santillana
- Ericka Santillana
- Carlo Alvarado
- Luciana Alvarado

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over a light blue circular stamp.

Jorge L. Azcarate, P.E.
Project Manager

I-2025-013.cep_mod.request.no.20september18
JLA/jja

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 8/14/18

FILE NO. SUSU18-00072

SUBDIVISION NAME: TRES SUEÑOS UNIT SIXTEEN

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING ALL OF TRACT 1-B, SECTION 26, AND A PORTION OF TRACT 4, SECTION 35, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY 5, CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>6.83</u>	<u>59</u>	Office		
Duplex			Street & Alley	<u>4</u>	<u>2.07</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>63</u>	
Industrial			Total (Gross) Acreage	<u>8.90</u>	
3. What is existing zoning of the above described property? PR-± Proposed zoning? P-R1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Proposed storm sewer infrastructure to capture run off and discharge into an existing ponding area
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception SEE ATTACHED MODIFICATION LETTER.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record JNC Development 12300 Montwood Drive El Paso Texas 79928 (915) 849-0111
(Name & Address) (Zip) (Phone)
13. Developer JNC Development 12300 Montwood Drive El Paso Texas 79928 (915) 849-0111
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4717 Woodrow Bean Ste. F El Paso Texas 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a: Current certificate tax certificate(s)
 - b: Current proof of ownership.
 - c: Release of access document, if applicable.
 - d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- All downstream storm water management facilities should be in place prior to development of the subject subdivision.
- Confirm that existing downstream conveyance structures have sufficient capacity to handle the developed runoff from the proposed subdivision.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Tres Sueños Unit Sixteen**, a major preliminary plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **59 Single-family** dwelling lots; although it does not include any parkland dedication, this subdivision is part of the Tres Sueños Land Study and Developer(s) have dedicated enough "Parkland" to comply with the minimum parkland requirements for this plat application and still have **1.79 Acres** or **179 Dwelling Units** of "Parkland credits" that can be applied towards sub-sequent subdivisions with-in the approved Land Study.

Developer(s) have dedicated & constructed five (5) "Parks" within the Land Study which have been inspected and accepted for maintenance by the City of El Paso Parks & Recreation Department and improvements to the "Park site" with-in Tres Sueños Unit #15 are currently under construction therefore, based on the following parkland calculations, this subdivision meets the minimum parkland requirements per ordinance Chapter 19.20 - Parks and Open Space.

Total Dedicated Parkland calculations:

Tres Sueños #1	5.93 Acres	or	593 Dwelling Units
Tres Sueños #4	2.57 Acres	or	257 Dwelling Units
Tres Sueños #5	2.63 Acres	or	263 Dwelling Units
Tres Sueños #10	2.81 Acres	or	281 Dwelling Units
Tres Sueños #11	2.01 Acres	or	201 Dwelling Units
Tres Sueños #15 (Park under construction) ...	3.04 Acres	or	304 Dwelling Units
Total Parkland Dedication Credits: 18.99 Acres or 1899 Dwelling Units			

Total Required Parkland calculations:

Tres Sueños #1 =	151 Units requires	1.51 Acres
Tres Sueños #2 =	128 Units requires	1.28 Acres
Tres Sueños #3 =	101 Units requires	1.01 Acres
Tres Sueños #4 =	172 Units requires	1.72 Acres

Tres Sueños #5 = 136 Units requires 1.36 Acres
 Tres Sueños #6 = 138 Units requires 1.38 Acres
 Tres Sueños #7 = 144 Units requires 1.44 Acres
 Tres Sueños #8 = 142 Units requires 1.42 Acres
 Tres Sueños #9 = Multi-family 0.00 Acres - Park Fees \$135,320.00
 Tres Sueños #10 = 162 Units requires 1.62 Acres
 Tres Sueños #11 = 47 Units requires 0.47 Acres
 Tres Sueños #12 = 83 Units requires 0.83 Acres
 Tres Sueños #14 = 135 Units requires 1.35 Acres
 Tres Sueños #15 = 122 Units requires 1.22 Acres
 Tres Sueños #16 = 59 Units requires 0.59 Acres
 Total Requirements **16.70 Acres**

Total Parkland Dedication Credits: **18.99 Acres** or **1899 Dwelling Units**
 Total Requirements **17.20 Acres** or **1720 Dwelling Units**
 Remaining Parkland Credits: **1.79 Acres** or **179 Dwelling Units**

This subdivision is located under "Park Zone": **E-8**
 Nearest Park: **Dreamland Park**

EL PASO WATER:

El Paso Water (EPWater) does not object to this request.

Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

Water:

There is an existing 24-inch diameter water main extending along the north side of Montana Ave., approximately 12-feet south of and parallel to the northern right-of-way line of Montana Ave. This water main is available for main extensions.

A looped water system extension will be required to provide service to the subject property. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

A 16-inch diameter water main is required to be extended along Mark Aviso St., and water mains will be required to extend along Carlo Alvaro Dr., Luciana Alvaro Dr., Maria Josefina Santillana St. and Ericka Santillana Ct.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Gr. Campuzano Dr., approximately 27-feet north of and parallel to the southern right-of-way line of Gr. Campuzana Dr. This sanitary sewer main is available for main extensions.

General:

EPWater-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer. An off-site PSB easement is required for the installation of sewer main by extensions.

No building, reservoir, structure, parking stalls, trees or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs, light poles, trees or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement

line to any building, sign or structure. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWater-PSB Easement Policy. EPWater-PSB requires access to the existing sanitary sewer mains within the easements 24 hours a day, seven (7) days a week.

EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

CENTRAL APPRAISAL DISTRICT:

Change Block 1 to 70

Change Block 2 to 71

Change Block 3 to 72

FIRE:

Recommend approval.

EL PASO COUNTY WATER IMPROVEMENT DISTRICT:

EPCWID has no comments on this item due to the subdivision is not within its boundaries.